

## WARRANTY DEED

STATE MS.-DE SOTO CO.

FILED

JAN 2 9 53 AM '98

THIS INSTRUMENT WAS PREPARED BY

Arne B. Thompson, Jr.  
Attorney at Law  
1045 South Yates Road  
Memphis, Tennessee 38119

BK 327 PG 149  
W.E. DAVIS CH. CLK.

THIS INDENTURE, made and entered into as of the 30th day of December, 1997 by and between

LEIGH ANN CANNON DEMING, A Married Person, joined by her husband, GERALD W. DEMING  
hereinafter referred to as Grantor, and

LILLIAN J.S. ROGERS and CHRISTOPHER E. ROGERS, Husband and Wife  
hereinafter referred to as Grantee.

**WITNESSETH:** That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of ~~SHANK~~ State of ~~MISSISSIPPI~~ MISSISSIPPI  
DE SOTO

LOT 457, Section K, MAGNOLIA ESTATES SUBDIVISION, Section 35, Township 1 South, Range 6 West, DeSoto County, Mississippi, as shown on plat of record in Plat Book 46, Page 23, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Being the same property conveyed to the party of the first part by warranty deed of record in Book 284, Page 748, in said Register's Office.

This conveyance is made subject to taxes for the year 1998, subdivision restrictions, building lines and easements of record in Plat Book 46, Page 23, in said Register's Office.

LEIGH ANN CANNON DEMING IS ONE AND THE SAME PERSON AS LEIGH ANN CANNON.

GERALD W. DEMING, husband of the said LEIGH ANN CANNON DEMING, joins herein for the purpose of releasing whatever interest he may have acquired in the aforesaid property by virtue of his marriage to the same LEIGH ANN CANNON DEMING, but does not join in any of the covenants or warranties of this Indenture.

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except as stated above, and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS** the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

*Leigh Ann Cannon Deming*  
LEIGH ANN CANNON DEMING  
*Gerald W. Deming*  
GERALD W. DEMING

INDIVIDUAL  
STATE OF TENNESSEE  
COUNTY OF SHELBY

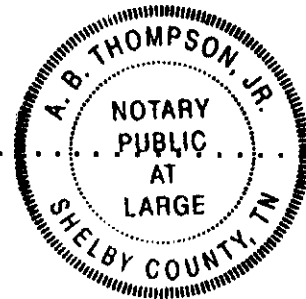
Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **LEIGH ANN CANNON DEMING and her husband, GERALD W. DEMING**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **December, 1997**.

My Commission Expires: August 22, 2000

Commission Expiration: \_\_\_\_\_

Notary Public



STATE OF TENNESSEE )  
COUNTY OF Desoto )

### VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **\$76,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **30th** day of **December, 1997**.

Notary Public

Commission Expiration: \_\_\_\_\_

#### RETURN TO:

Arne B. Thompson, Jr.  
Attorney at Law 1045 South Yates Road  
Memphis, Tennessee 38119  
901-767-1011

#### SEND TAX BILLS TO:

BARTLETT MORTGAGE, INC.  
2860 Stage Village Cove  
Bartlett, TN 38134

#### PROPERTY ADDRESS: & PROPERTY OWNER:

LILLIAN J.S. ROGERS  
6542 Rosewood Drive  
Olive Branch, MS 38654

MAP PARCEL NUMBER  
1067-3520.0-00457.00

#### GRANTOR:

LEIGH ANN CANNON DEMING  
1944 GREENCLIFF  
SOUTHAVEN, MS 38671

#### GRANTEE:

LILLIAN J.S. ROGERS and CHRISTOPHER E. ROGERS  
6542 Rosewood Drive  
Olive Branch, MS 38654

Work Phone - 901-495-7724  
Home Phone - 601-349-2335

Work Phone - 901-495-7739  
Home Phone - 901-755-9814